

BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: April 20, 2005

Division: Growth Management

Bulk Item: Yes X No

Department: Planning

Staff Contact Person: K. Marlene Conaway

AGENDA ITEM WORDING: Approval for one Restrictive Covenant from Guido Carvajal and Maria Cruz to have one dwelling unit on contiguous lots described as Lots 2 & 13, Block 17, Amended Plat of Key Largo Park, Key Largo.

ITEM BACKGROUND: On February 9, 2005 the Planning Commission approved an allocation award for the applicant listed below provided the applicant's Restrictive Covenant is approved by the BOCC. Guido Carvajal and Maria Cruz submitted the Restrictive Covenant to Monroe County. The applicant is receiving one dwelling unit allocation award for the year ending July 13, 2005, has filed the document in accordance with Ordinance No. 47-1999.

PREVIOUS RELEVANT BOARD ACTION: On November 11, 1999, the BOCC adopted Ordinance No. 047-1999.

CONTRACT/AGREEMENT CHANGES: N/A.

STAFF RECOMMENDATION: Approval.

TOTAL COST: X

BUDGETED: Yes N/A No

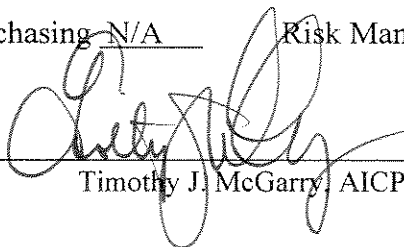
COST TO COUNTY: N/A

SOURCE OF FUNDS: N/A

REVENUE PRODUCING: Yes N/A No **AMOUNT PER MONTH** N/A **Year**

APPROVED BY: County Atty X OMB/Purchasing N/A Risk Management N/A

DIVISION DIRECTOR APPROVAL:



Timothy J. McGarry AICP

DOCUMENTATION: Included X Not Required

DISPOSITION:

AGENDA ITEM #

M E M O R A N D U M

TO:: Danny Kolhage, Clerk of the Court
FROM: Timothy J. McGarry, Growth Management Director 
DATE: April 20, 2005
RE: Clarification of Agenda Item

Restrictive Covenant

Permit Number	Name on Agenda Item	Name on Restrictive Covenant	Legal Description
02-3-1534	Guido Carvajal and Maria Cruz	Guido Carvajal and Maria Cruz	Lots 2 & 13, Block 17, Amended Plat of Key Largo Park, Key Largo

This instrument was prepared by:
Guido Carvajal / Maria Cruz
1085 Dove Ave.
Miami Springs, FL 33166

LOT AGGREGATION RESTRICTIVE COVENANT

1. WHEREAS, Guido Carvajal & Maria Cruz, a married couple the undersigned are the sole owners of the following described real property located in Monroe County, Florida described as follows.

Lot(s): 2 & 13 Block: 17

Subdivision: Amended Plat of Key Largo Park

Key: Largo PB: 3-62

Real Estate Number(s): 00527080.000000 and
00527190.000000

2. WHEREAS, this lot Aggregation Restrictive Covenant restricts the use of the legally

described property in order to receive a building permit; and

3. WHEREAS, the above described parcels were assigned additional points in the Permit Allocation System for building permit #02-3-4258 for the voluntary reduction of density through aggregation of vacant, legally platted, buildable lots; and

4. NOW, THEREFORE, the undersigned agree as follows:

- The above described parcels shall have its density reduced from two dwelling units to one dwelling unit in consideration of a building permit to build a single-family residence; and
- The restrictions herein shall be binding upon the representatives, heirs, assigns and successors in title of the undersigned; it being the intention of the undersigned by execution and recording of this document that this restriction shall run with the land and shall be forever binding upon the successors in title; and
- This covenant is intended to benefit and run in favor of the County of Monroe; and

- In the event of an breach or violation of the covenant contained herein, the said County may enforce the covenant by injunction or such other legal method, as the county deems appropriate.

EXECUTED ON THIS 24th day of February, 2005.

WITNESSES:

Josefina Milian
(Signature)

Josefina Milian
(Print/Type Name)

Julia Dala
(Signature)

NEIA VALDES
(Print/Type Name)

Armando Avalos
(Signature)

ARMANDO AVALOS
(Print/Type Name)

Lazaro Martinez
(Signature)

LAZARO MARTINEZ
(Print/Type Name)

Owner or Owners

Guido Carvajal
(Signature)

1085 Dove Ave.

Miami Springs, FL 33166

Driver License # C612-292-58-081-1

Maria Cruz
(Signature)

1085 Dove Ave.

Miami Springs, FL 33166

C620-558-42-958-0 - Driver License #

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 24th day of February, 2005, by Guido Carvajal / Maria Cruz, who is/are personally known to me or produced who are personally known to me as proof of identification and did take an oath.



Maria A. Guerra
Commission # DD110523
Expires April 26, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Maria A. Guerra
Notary Public (Print Name)

Maria A. Guerra
Notary Public (Signature)